

152.0

0006

0005.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

868,100 /

868,100

USE VALUE:

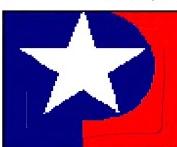
868,100 /

868,100

ASSESSED:

868,100 /

868,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CEDAR AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	QUET PIERRE-FRANCOIS DAMIEN	
Owner 2:	RUBIN FRANCINE	
Owner 3:		

Street 1:	71 CEDAR AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	POOLEY RICHARD S & JUDITH A -
Owner 2:	-

Street 1:	71 CEDAR AVE
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 2208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	352,100		516,000	868,100		100759
Total Card	0.172	352,100		516,000	868,100	Entered Lot Size	GIS Ref
Total Parcel	0.172	352,100		516,000	868,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	393.16	/Parcel: 393.1	Land Unit Type:	Insp Date
							02/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,500	0	7,500.	516,000	934,500	934,500	Year End Roll	12/18/2019
2019	101	FV	302,400	0	7,500.	483,800	786,200	786,200	Year End Roll	1/3/2019
2018	101	FV	302,400	0	7,500.	399,900	702,300	702,300	Year End Roll	12/20/2017
2017	101	FV	302,400	0	7,500.	367,700	670,100	670,100	Year End Roll	1/3/2017
2016	101	FV	302,400	0	7,500.	335,400	637,800	637,800	Year End	1/4/2016
2015	101	FV	290,100	0	7,500.	329,000	619,100	619,100	Year End Roll	12/11/2014
2014	101	FV	290,100	0	7,500.	305,700	595,800	595,800	Year End Roll	12/16/2013
2013	101	FV	290,100	0	7,500.	290,900	581,000	581,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POOLEY RICHARD	69318-265		5/23/2017		891,000	No	No		
POOLEY RICHARD	32221-3		1/8/2001	Family		1	No	No	
	13198-439		5/1/1977		42,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2009	448	Manual	4,390					
7/9/2008	764	New Wind	28,000					
10/27/2004	856	Re-Roof	6,375					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Total Card / Total Parcel

868,100 /

868,100

APPRAISED:

868,100 /

868,100

USE VALUE:

868,100 /

868,100

ASSESSED:

868,100 /

868,100

User Acct

100759

GIS Ref

GIS Ref

GIS Ref

Insp Date

111914!

02/10/18

PRINT

Date

Time

12/11/20

02:02:34

LAST REV

Date

Time

07/15/20

09:59:23

mmcarkin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

